

## Engineering Referral Response

<b>Application Number:</b>	DA2025/0572
<b>Proposed Development:</b>	Demolition works and construction of a dwelling house including a swimming pool
<b>Date:</b>	03/06/2025
<b>To:</b>	Lachlan Rose
<b>Land to be developed (Address):</b>	Lot 2 DP 210657 , 24 Ogilvy Road CLONTARF NSW 2093

### Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m<sup>2</sup> or
- Alterations to existing or new driveways or
- Where proposals affect or are adjacent to Council drainage infrastructure incl. watercourses and drainage channels or
- Torrens, Stratum and Community Title Subdivisions or
- All new Commercial and Industrial and RFB Development with the exception of signage or
- Works/uses in flood affected areas

And as such, Council's development engineers are required to consider the likely impacts on drainage regimes.

### Officer comments

The proposal is for demolition works and the construction of a new dwelling and swimming pool.

#### Stormwater

The site falls to the kerb and is tagged as Low to High flood risk precinct. Hence OSD is not required for the development. The submitted stormwater plan proposing discharge to the kerb in Ogilvy street is acceptable subject to conditions.

#### Access and Parking

The proposal is to widen the existing layback and provide a combined driveway leading to a single garage adjacent to the front boundary and another garage within the footprint of the proposed dwelling. The dimensions of the single garage adjacent to the front boundary do not comply with current standards and is not supported. Enclosed garages are to be a minimum 3.0m wide to comply with AS2890.1.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Recommended Engineering Conditions:

Nil.